

11090 Montana Ave.

City of El Paso — Plan Commission — 08/23/18

PZRZ18-00019 — Rezoning



STAFF CONTACT: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

OWNER: Efrain Sanchez Gonzalez

REPRESENTATIVE: Ray Mancera

LOCATION: 11090 Montana Ave. DISTRICT: 5

LEGAL DESCRIPTION: Tract 4A, Section 36, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

EXISTING ZONING: C-3 (Commercial)

REQUEST: From C-3 (Commercial) to C-4 (Commercial) to allow for a vocational school & trailer, 18-wheeler (sales, display & repair)

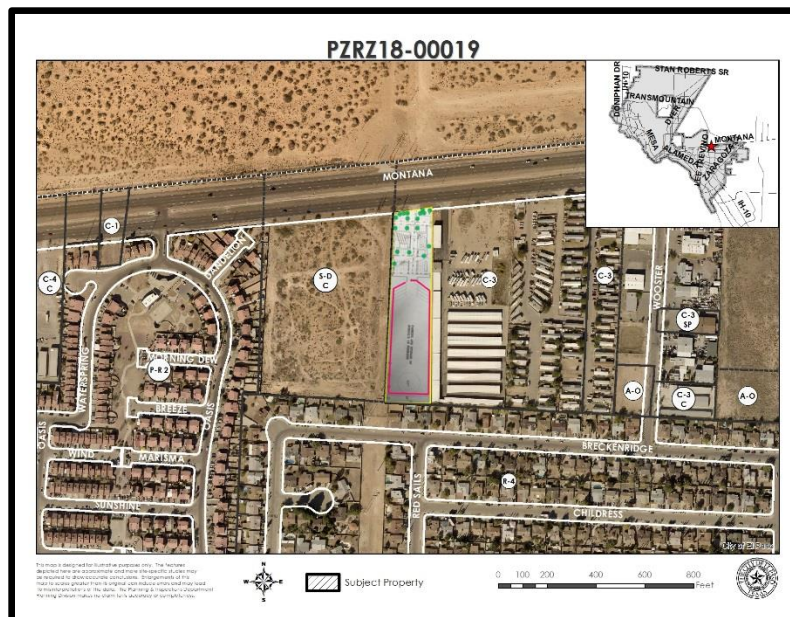
RELATED APPLICATIONS: N/A

PUBLIC INPUT Notices sent to property owners within 300 feet on July 11, 2018; Planning has not received any calls in support or opposition to the special permit request.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezoning from C-3 (Commercial) to C-4 (Commercial) to allow for a vocational school & trailer, 18-wheeler (sales, display & repair) on the property located at 11090 Montana Ave. The property is currently vacant.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **DENIAL** of rezoning the property from C-3 (Commercial) to C-4 (Commercial) to allow for a vocational school & trailer, 18-wheeler (sales, display & repair). The proposed zoning district is not consistent with other residential and commercial districts in the immediate area along Montana Ave. and does not meet the established character of its surrounding neighborhood. Further, the proposed development does not meet the intent of the G-4, Suburban (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.



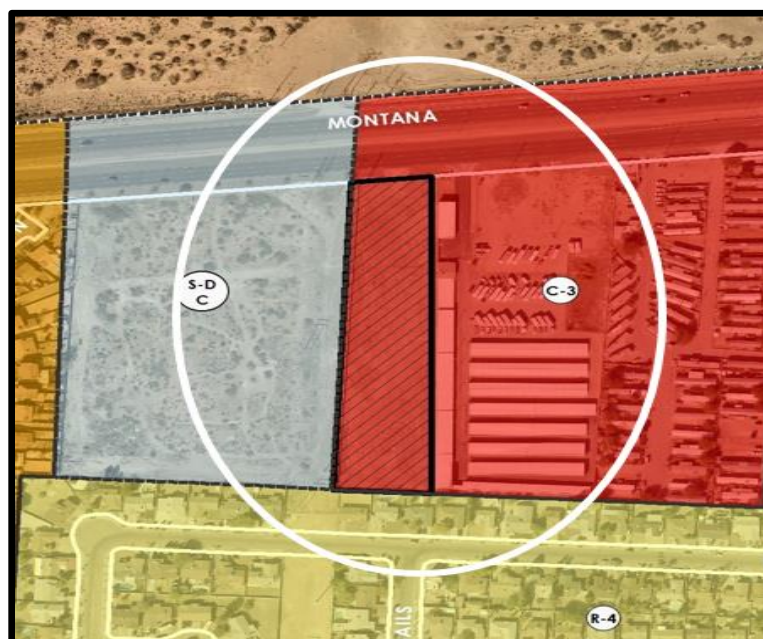
DESCRIPTION OF REQUEST

The property owner is requesting a rezoning from C-3 (Commercial) to C-4 (Commercial) to allow for a vocational school & trailer, 18-wheeler (sales, display & repair). The area of the rezoning request is 2.99 acres in size. The conceptual site plan proposes a vocational school & trailer, 18-wheeler (sales, display & repair). Access to the subject property is from Montana Ave. The property is currently vacant.

REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility The proposed zone change does not match the existing land use map nor matches existing land use designation within 300 ft. of the subject property.	No, properties adjacent to the subject property are zoned R-4 (Residential), S-D/c (Special Development/condition), & C-3 (Commercial).
Plan El Paso 1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	No, the property is designated G-4, Suburban (Walkable) land use designation of Plan El Paso. The proposed development is adjacent to light commercial, mobile home park & residential lots. This property lies within a pocket of residential and low intensity commercial uses resulting in a C-4 (Commercial) being non-compatible with the surrounding area.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The site is currently zoned C-3 (Commercial) and is currently vacant. Properties adjacent to the subject property are zoned R-4 (Residential), S-D/c (Special Development/condition), & C-3 (Commercial). Surrounding land uses include a mobile home park, single-family dwellings & self-storage warehouse. The nearest park is Indian Ridge 9 (7,943 feet) and the nearest school Rel Washington Elementary (5,525 feet). There are more than three different uses within a 300 ft. radius.



COMPLIANCE WITH PLAN EL PASO: The proposed parcel is currently vacant. The property is designated G-4, Suburban (Walkable) land use designation of Plan El Paso. The proposed development is adjacent to light commercial, mobile home park & residential lots. This property lies within a pocket of residential and low intensity commercial uses resulting in a C-4 (Commercial) being non-compatible with the surrounding area.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-4, Suburban (Walkable):</u> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>No, the lot sits within the East Planning Area of Plan El Paso. The proposed development is adjacent to light commercial, mobile home park & residential lots. This property lies within a pocket of residential and low intensity commercial uses resulting in a C-4 (Commercial) being non-compatible with the surrounding area.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><u>C-4 (Commercial) :</u> Commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. More intensive commercial</p>	<p>Yes, vocational school & trailer, 18-wheeler (sales, display & repair) is a permitted use in the C-4 (Commercial) zone district.</p>

uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.	
POLICY	DOES IT COMPLY?
1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	No, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment; however, the parcel lies within a pocket of residential and low intensity commercial uses resulting in a C-4 (Commercial) being non-compatible with the surrounding area.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 2.99 acres in size and allows the proposed use under the proposed C-4 (Commercial) zone district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. C-4 (Commercial) intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

Pending

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Eastside Civic Association and has been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 11, 2018. Planning has not received in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

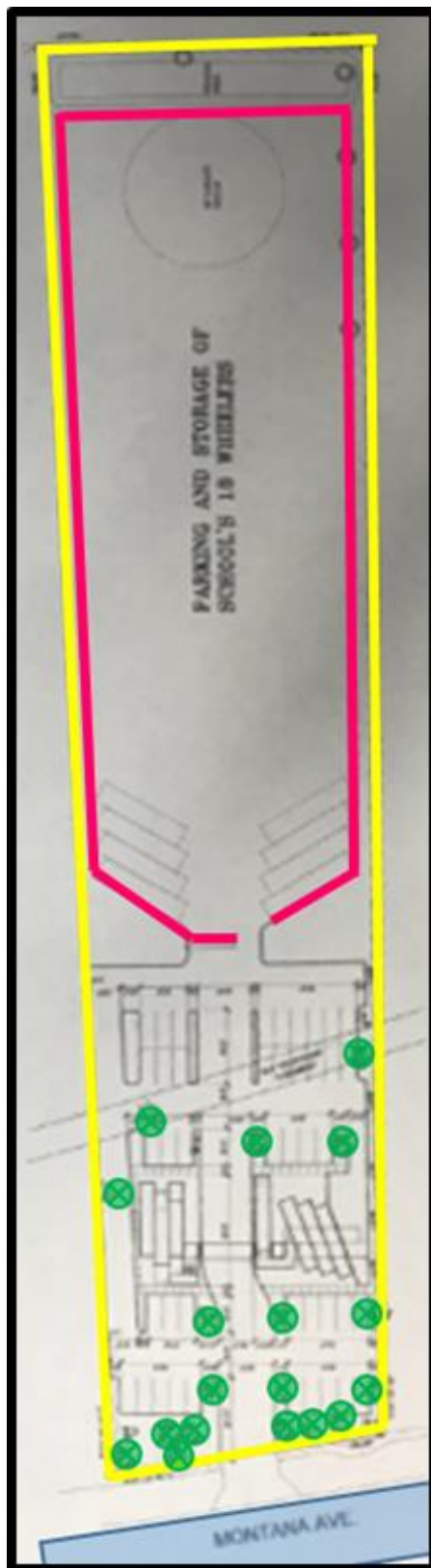
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Generalized Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

ATTACHMENT 1

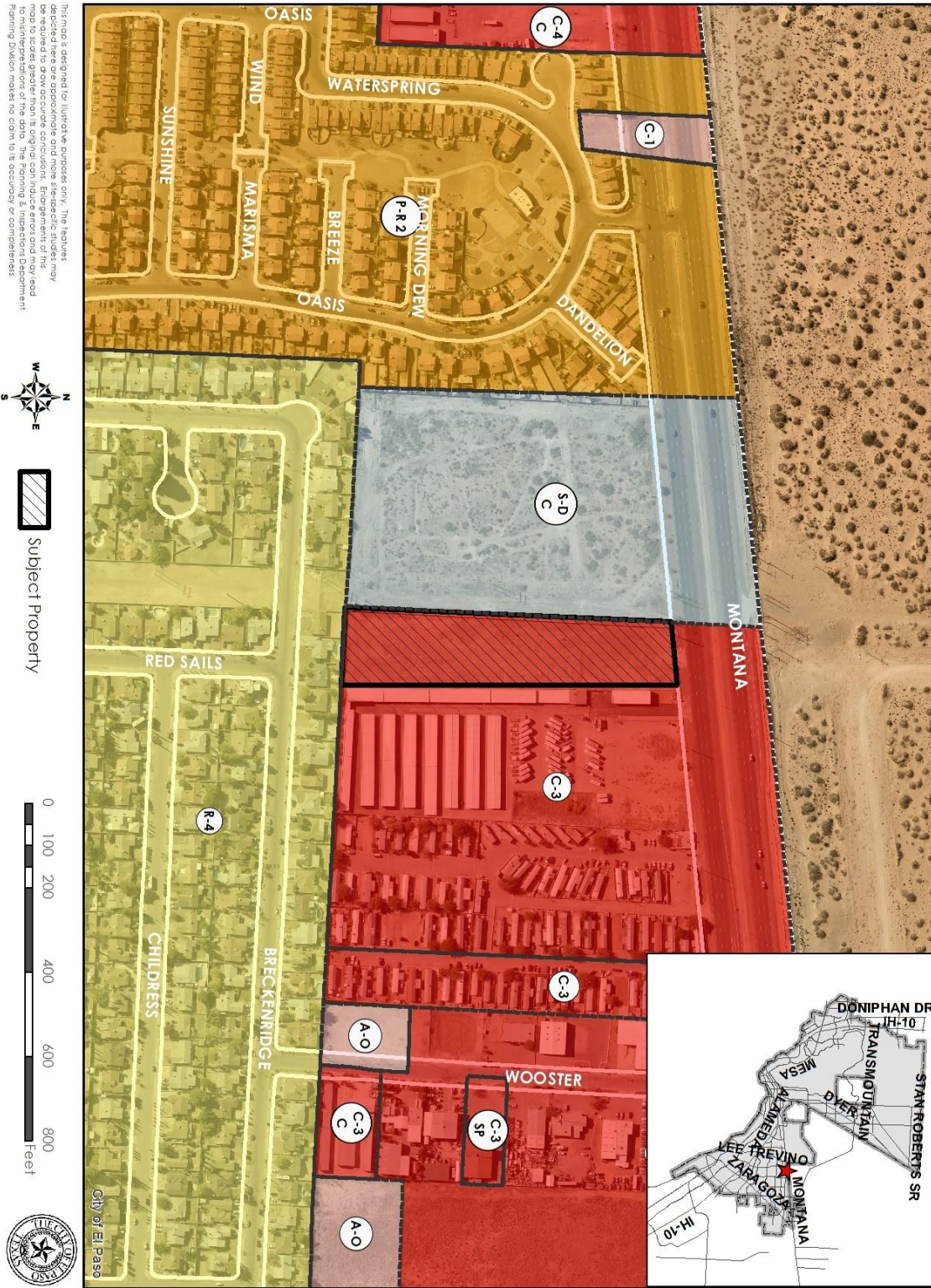
Generalized Site Plan



ATTACHMENT 2

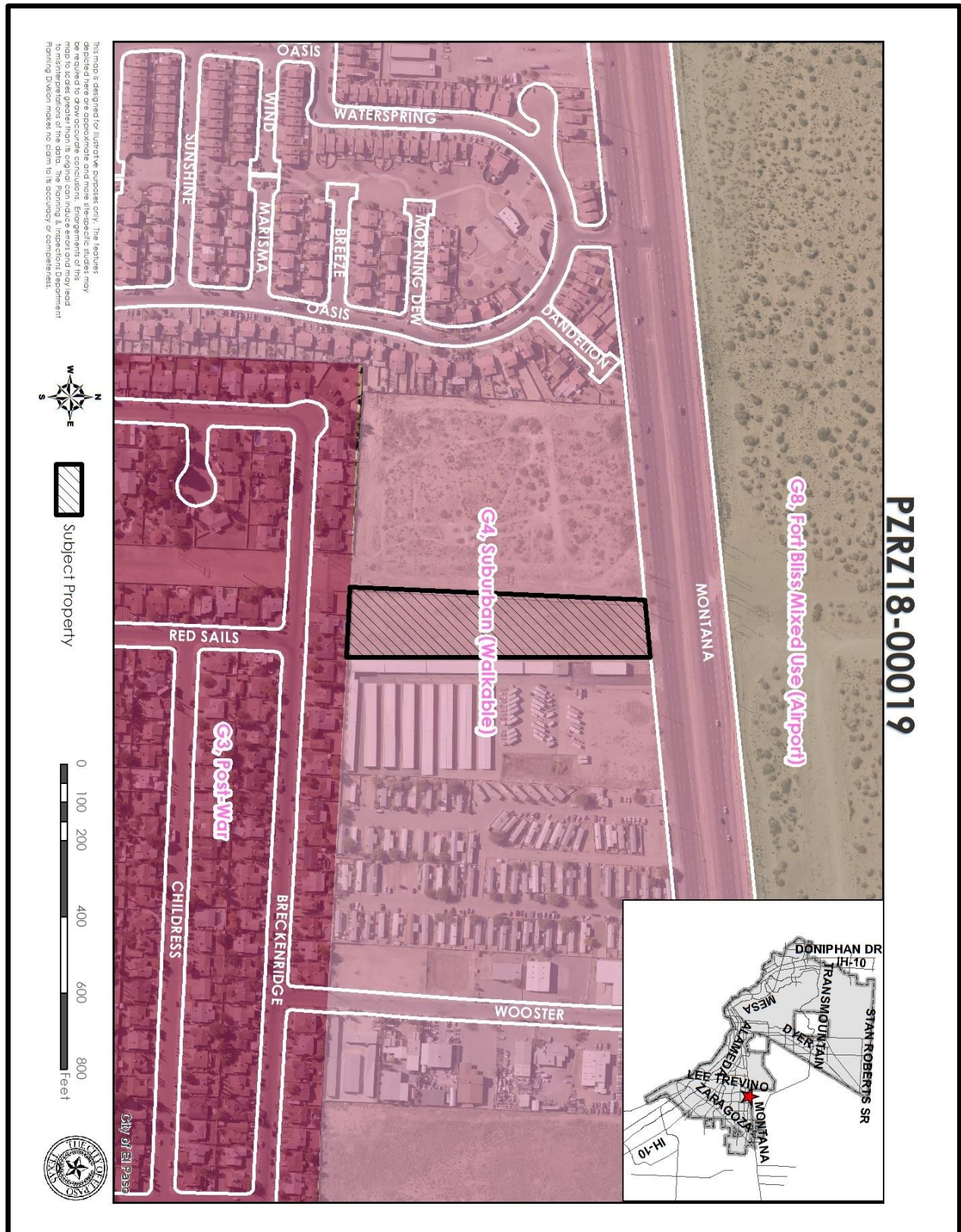
Zoning Map

PZRZ18-00019



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 4

Department Comments

Planning and Inspections Department- Planning Zoning

Planning division recommends **denial**. The proposed C-4 zoning district and proposed trailer, 18-wheeler (sales, display & repair) use is not compatible with adjacent and surrounding residential and light commercial uses.

Planning and Inspections Department – BP&I- Landscape

No objections. Landscaping requirements will have to be met at time of building permit.

Planning and Inspections Department - Land Development

1. Show proposed drainage flow patterns arrows on site plan.
2. Add note: "The difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within this lot's limits (as per approved Hueco Commercial Unit 6) (DSC, 19.19.010A and DDM, 11.1.)"

Sun Metro:

No objections

Fire Department

No comments received.

Environmental Services

1. Please ensure that waste storage area is identified on the plan and that vehicular access for the trash collection truck is considered.
2. Please consider placement of the waste storage area to minimize noise nuisance conditions to neighboring R-4 residents.

Police Department

No objections

Planning and Inspections Department – Planning Subdivisions

A subdivision plat is required. This determination is based on the subject property remaining in tract form. Additionally, the subject property does not meet any of the platting exemptions listed in the Subdivision Code.

TxDot

Please have requestor contact TxDOT to submit their paperwork for access permit if they are planning to request a driveway on Montana and to submit the Grading and Drainage plan for review and approval.

El Paso Water Utilities

Pending

Water

Sanitary Sewer:

General:

Stormwater:

1. Storm sewer cannot flow into Montana Ave.; TXDOT (state) roads are not designed to carry outside storm sewer flow.
2. The site plan shows what seems to be a drainage pond; any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

ATTACHMENT 5

Notification Map

